

Committee: Public Safety Building Committee
PLACE Greenfield City Hall Meeting Room 2nd FLR and Web EX
DATE: August 26th 2020
TIME: 1800
Agenda: Approve Prior Meeting Minutes July 20th, 2020

Mayor's update regarding site acquisition / funding / contracts

Clerk Replacement

Call to order. 1800

CHAIRS STATEMENT: This meeting is being recorded by the Public Safety Building Committee. If any other persons present are doing the same you must notify the chairperson at this time.

2. Roll Call

3. Accept minutes

Motion to accept by David Singer

Second David Mascaritolo

4. New Business

Mayors Update

The mayor would like to see more meetings upcoming even if just to update full committee.

Last meeting committee approved entering negotiations with Wells and Main St site with Dyer investments.

Dyer investments did not respond to offer and there is not a counter offer.

The 10 million budget so far is enough to get the project started but is not enough to complete.

Will need to request more funding from the city council to complete the project.

In conversations with Liz Gillman and others City could bond about 5 Million.

Fire Station and Library project will have to coexist to start work on library.

Job of the committee is now to develop the best plan forward to build a Temporary Station to delay the Library as little as possible.

There is still some flexibility in the Library project timeline to allow Public Safety Building Committee project to find best options.

Wells/Main Owner Mr Walker of Dyer investments spoke with Mayor on phone today (8/26/2020) but did not give an offer to move forward.

From this meeting on the Committee will develop plans to build a standalone Fire Station project and not a Public Safety Complex.

2 Options of site locations at this time proposed.

1. Wells St part of the original Wells and Main property
2. Coombs Ave

Overview the new site plans that Pacheco Ross generated in emails from Mayor.

Chairperson Hawkins stated that we as a committee need to pick a site and craft a budget to move forward. There may not be enough room on both sites for phase building. Committee will need to work with Ashli Stempel and Otis Wheeler to secure more funding. Also need to hire a designer to get project to next phase.

Mayor Wedegartner asked Chief Strahan where the best location for the station will be.

Chief stated we will be seeking a total of 15 Million Budget(adding 5 million) from City Council since we did not get the Earmark and now have to purchase a site. Now that it's a standalone fire station Coombs Ave is bigger. Wells does not have enough space for parking, Coombs Ave has more opportunities and a better location. However need to look at all the facts.

Jen Stromsten- Asked if both the proposed sites were phase able(able to support both a temp and permanent build at same time.)

Chief- Coombs Ave is Possible Wells is not. Chief also stated wants a permanent and temporary site with a budget to move forward. Will not put firefighter in temporary site without a permanent site with a funded budget.

Dave Mascariolo-Critical what is our temporary solution. Since Coombs Ave and Wells possibly not suitable for phase build. Is there a chance for a library extension?

Mayor- The temporary and Permanent could be on the same site just maybe not at the same time. Ellen Boyer of the NBLC flexible in the idea of an extension past April 2021 of some months but not years for grant.

Ed Jarvis- Rescued himself due personal reasons in future will do it before discussion begins.

Dave Singer- Asked Chief best case scenario we get full 15 million dollar budget. Committee needs funding and site purchased for Fire Dept to feel comfortable moving. If both secured would Dept be okay with moving to a temporary facility?

Chief- Dept is okay with moving but not without funding and a permanent site secured.

Dave Singer- Sub Committee should be formed for temporary site to move along faster.

Dave Singer- I also heard Fire Dept and Library cannot coexist on their current site during construction.

Mayor-No coexisting have been in the original planning including money in the Library project budget to Demo the tower bay to begin Library construction. Its not the ideal scenario but has been planned.

Dave Mascarioto- Agrees with Second Sub Committee idea for temporary site. Where does the 15 million figure come from for the new site?

Chief- Based on the financial figure the OPM Neil Joyce presented in his previous power point presentation.

Jean Wall- Have we looked at any other open spaces for the Temporary site?

Chief- Everything has been considered and need a paved surface to put temporary buildings. Also Coombs Ave has existing structures that could be used as living quarters instead of trailers.

Chief- Wells St has been ruled out for a temporary and permanent site

Jean Wall- Need more meetings to keep better track on the ongoing negotiations.

Mayor Sub Committee looked at all possible site in town with no luck. Yes I agree need more meetings more often. How does the committee feel about subcommittee.

Dave Singer- Subcommittee failed, should report back to full committee and can not make decisions.

Further discussion of subcommittee by David Singer/ Mayor/ and Chief.

Chairperson Hawkins- Need to speak to City Council about securing the budget with the help of OPM Joyce, the Mayor, the Chief, and Liz Gillman.

Jean- Should we just make a motion to enter negotiations with the owner of the Coombs Ave property

Discussion of if we could or not based on previous motion of wells and main others want to wait to explore options.

Carole Collins- Can we move forward with temporary site as long as we are considering a permanent? Also would like to serve as member of the subcommittee. Isn't Pacheco Ross the designer?

Chairperson Hawkins- Cannot sign contract with them will we have the full budget.

Chief- Would like to put Pros and Cons of both sites on paper to adequately evaluate them.

Dave Mascarioto- Are the other parcels adjacent to the Coombs Ave property available?

Chief- Do not need those parcels to build the Fire Station was more critical to Public Safety Complex

Dave Mascarioto- Could it be used to allow phase build?

Steve Drakulich- If Coombs Ave is a better site is Wells St site Dead? Do we need to lay out the Pros and Cons?

Mayor-Wells St is still in play but the Wells and Main St site is not.

Steve Drakulich- The scoring of the sites in the power point needs to be redone with a broader set of criteria.

Herb Forgey-Lived in temporary housing in his life and there should be a defined date for the end of the temporary site. That firefighters don't get stuck in temporary forever.

Someone asked a question about natural gas at sites.

Chairperson Hawkins- Berkshire Gas moratorium will go on foreseeable future.

Mayor- Not our fault we cant have Natural Gas and may need to look to alternatives.

Carole- Opportunities for Fire Station to have alternative energy and net zero without raising costs.

Dave Mascaritolo- Can we decide between both temporary site tonight?

Chief- Need to investigate if both sites could support temporary and permanent sites. Can we use existing structures? Issues with abutters? Wells is a good site but may need to acquire more land for parking, Is there contamination on both sites? However Coombs Ave which should be called the Main St site has more approval of Fire Dept members.

Dave Mascaritolo- Timeline? Answers to the questions take time.

Mayor- Can get some answers till we but the land like contaminants.

Chief- Houses are still occupied by tenants.

Mayor- Tenant has a month to month lease and owner will help rehouse them.

Peter McIver-Motion to authorize Mayor to enter negotiations with owner of Main St(Coombs Ave.) property. Since there has been no response from owner of Main and Wells St site.

Butch- No want to take more time to investigate both sites.

Mayor- we could vote tonight but we could reconvene Monday August 31st with more answers.

Dave Singer- So roughly Fire Dept need to relocate by Sept 2021 at the latest. Lets get more information to make a decision, and set a date for the Committee to present to City Council to secure more funding, and form a subcommittee to investigate unanswered questions.

Butch- will get OPM Joyce for Mondays meeting.

Chief is willing to form Subcommittee for temporary site.

Motion to form a subcommittee for temporary site by David Singer

Second by Dave Mascaritolo

Discussion- Mayor wants subcommittee to determine costs of sites not propose a new site.

Dave Mascaritolo- Try to have temporary on permanent site.

Chief- get costs of both sites outlined

Dave Singer- Need to figure out what Temporary site really involves.

Subcommittee Vote is unanimous.

Members of Temporary Station Committee

Dave Singer Chief Strahan Peter Mclver

Dave Mascaritolo Herb Forgery Carole Collins

Steve Drakulich Jean Wall Jen Stromsten

Someone asked do we need another Subcommittee when we present to City Council

Mayor- Not at this time.

Old Business:

Clerk Replacement

Gregg Diefendorf current clerk needs to step down due to personal reasons.

Now taking nominations:

Peter Mclver is nominated by Chief Strahan

Second by the Mayor

Vote is unanimous.

Next Meeting is Monday August 31, 2020 at 1600 Web EX.

Motion to Adjourn by chairperson Hawkins and Dave Singer

Second by Jean Wall

Meeting Adjourned 1948